

## SCHEDULE A: Applications with Recommendation

20/0709

Item No: 04

Date of Committee: 08/01/2021

**Appn Ref No:**  
20/0709

**Applicant:**  
Simpson's Builders

**Parish:**  
Wetheral

**Agent:**  
Summit Town Planning

**Ward:**  
Wetheral & Corby

**Location:** Land to Rear of 46 Broomfallen Road, Scotby, Carlisle, CA4 8DE

**Proposal:** Erection Of 1no. Dwelling

**Date of Receipt:**  
23/10/2020

**Statutory Expiry Date**  
18/12/2020

**26 Week Determination**  
11/01/2021

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 Whether the principle of development is acceptable
- 2.2 Impact of the proposal on the character of the area
- 2.3 Scale and design of the dwelling
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Impact of the proposal on highway safety
- 2.6 Methods for the disposal of foul and surface water
- 2.7 Impact of the proposal on biodiversity
- 2.8 Impact of the proposal on existing hedgerows
- 2.9 Other Matters

#### 3. Application Details

##### The Site

3.1 The application site is located within a development site, known as Ridge Close, to the rear of numbers 44 to 52 Broomfallen Road. The development site has permission for the erection of 3no. dwellings. Number 1 Ridge

Close has been completed and is now occupied. Plot 3 is currently under construction with Plot 2 not yet commenced.

## **Background**

- 3.2 In 2014, Members of the Development Control Committee granted outline planning permission with all matters reserved, subject to the completion of a Section 106 Agreement (application reference 13/0950). The Section 106 Agreement, requiring a contribution towards off-site affordable housing, was subsequently entered into and the decision notice issued on the 12th November 2014.
- 3.3 In 2017, an application for the erection of 3no. dwellings (renewal of outline permission granted under reference 13/0950) was approved under delegated powers (application reference 17/0617). This application again sought outline planning permission with all matters reserved; however, it was assessed against policies within the current adopted local plan. Policy HO4 of the local plan identified that the site is located within Zone A which requires a contribution towards affordable housing for all sites of six units and over. The proposal fell below the aforementioned threshold, therefore, a contribution towards affordable housing was not required.
- 3.4 In August 2018, an application on a larger parcel of land for the demolition of lean to at 46 Broomfallen Road and erection of 5no. dwellings with associated infrastructure was refused by Members of the Development Control Committee (application reference 18/0506). An appeal was subsequently dismissed by the Planning Inspectorate in February 2019.
- 3.5 In 2019, Members of the Development Control Committee approved an application for the erection of 2no. dwellings and associated infrastructure (revised application) (application reference 18/0907).
- 3.6 Also in 2019, Members of the Development Control Committee approved an application for the erection of 1no. dwelling and provision of refuse bin access point (application reference 19/0374).
- 3.7 In October 2020, an application for the variation of condition 2 (approved documents) of previously approved application 18/0907 (erection of 2no. dwellings and associated infrastructure) to reposition the dwelling on plot 2 was approved (application reference 20/0557).

## **The Proposal**

- 3.8 The submitted drawings illustrate the siting of a dwelling to the north of Plot 3 which is currently under construction (application 19/0374). The topography of the land is such that it slopes from east to west with the submitted drawings illustrating that the proposed split-level dwelling would be set down into the slope with part of the eastern wall of the dwelling acting as a retaining wall.
- 3.9 The 'T-shaped' split-level dwelling would have a maximum length of 17.2

metres by a maximum width of 12.1 metres with a maximum ridge of 8.5 metres. The accommodation would comprise of double garage, hall, utility, office/en-suite guest bedroom with living room, kitchen/family room, hall, master en-suite bedroom, 3no. bedrooms and bathroom above.

- 3.10 The proposed walling materials for the dwelling are a combination of clay facing bricks, render and fibre cement weatherboarding with artstone cills, string courses and quoins. The roof would be finished in concrete flat profile roof tiles.
- 3.11 The submitted drawings illustrating that the rear (eastern) boundary would be delineated by a native species hedgerow with pockets of planting along the front (western) boundary. Vehicular access to serve the proposed development would be from Broomfallen Road utilising the same un-adopted access which serves Plots 1 to 3.

#### **4. Summary of Representations**

4.1 This application has been advertised by the direct notification of eleven neighbouring properties. In response, seven representations of objection and 4 representations of support have been received.

4.2 The representations of objection identify the following issues:

1. proposed dwelling would occupy an elevated location and be visible from public viewpoints;
2. site at odds with linear character of Scotby;
3. loss of privacy;
4. exacerbate existing surface water flooding problems;
5. access is unsuitable for more houses;
6. proposal is for a two-storey house not a bungalow;
7. majority of external area of plot 1 is impervious as opposed to soft landscaped increasing surface water run-off;
8. LLFA has requested a filter drain be installed along the shared boundary of the site with Broomfallen Road;
9. an earlier application for 5 dwellings was refused and dismissed at appeal;
10. developer has submitted applications for single properties which bear close resemblance to refused application;
11. re-grading of the site has resulted in retaining structures being required in order to accommodate more dwellings in the site;
12. questions the quality of the information provided with the application;
13. no drainage details have been provided with the application.

4.3 The representations of support identify the following issues:

1. the applicant is building quality properties;
2. dwellings are individual and well designed;
3. site will blend in with the surrounding area and not compromise the existing properties;

4. properties can hardly be seen from the main road;
5. no issues in respect of surface water flooding prior to and after construction works undertaken in neighbouring property.

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - access to the dwelling proposed is via the existing un-adopted access onto Broomfallen Road with car parking available within the curtilage of the dwelling to accommodate 3 cars. In line with the requirements of the Cumbria Development Design Guide for a 4 bedroom dwelling, 3 car parking spaces are required, therefore, the car parking provision proposed is acceptable. As the access onto the adopted highway network is not being amended from that previously approved and sufficient car parking space is being provided within the curtilage of the site, the Highways Authority have no objections to the proposal.

The applicant as part of the application currently under consideration has proposed that the surface water discharge associated with the proposed dwelling is via a soakaway. The infiltration tests undertaken as part of the planning approval 18/0907 determine that soakaways are a valid method of surface water disposal for the site which is in accordance with hierarchy of drainage options as stated within the Cumbria Development Design Guide. As such this proposal is acceptable in principle. However, the location of the proposed soakaway has not been stated along with the calculations for the sizing of the soakaway to accommodate a 1 in 100 year plus 40% to account for climate change storm event. As the principal of discharge of surface water via a soakaway has previously been agreed, the LLFA find it acceptable that the location and sizing calculations can be provided at a later stage of the planning process and secured through the use of the planning conditions. In conclusion, the LLFA have no objections with regards to the approval of planning permission subject to the imposition of pre-commencement conditions requiring the submission of a surface water drainage scheme and a construction surface water management plan;

**Northern Gas Networks:** - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail;

**Wetheral Parish Council:** - Objection. the committee does not believe that the developers proposal takes adequate account of the existing drainage problems on the site in addition to the problems created by the development itself. Since the commencement of the development 18/0907 and the preparation and levelling of the site, there has been surface water flooding of the rear garden at 44 Broomfallen Road. In order for the building of site 1 (bungalow), a bund was erected at the rear of number 44 to prevent this happening. This bund has now been removed and the problem has recurred.

Comments: the current application is at the rear of plot 1 and due to the elevation of the site and the dumping of compacted soil further up the incline,

this will increase surface water drainage flooding. The County Council drainage engineer, Peter Allan, recently recommended the installation of a filter drain between plot 1 and number 44 as soon as possible. The decision therefore should be deferred until this work has been carried out.

The development is contrary to policy SP6 of the local plan and not in keeping with the surrounding properties.

## **6. Officer's Report**

### **Assessment**

6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP4, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are Supplementary Planning Documents adopted by the City Council, in particular 'Achieving Well Designed Housing' and 'Trees and Development'.

#### **1. Principle Of Development**

6.3 Paragraph 11 of the NPPF outlines that: *"at the heart of the NPPF is a presumption in favour of sustainable development"*. Paragraph 78 expands by highlighting that: *"To promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby"*.

6.4 The aims of the NPPF is reiterated in Policy HO2 of the local plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural areas provided that the development would not prejudice the delivery of the spatial strategy of the local plan and be focussed in sustainable locations subject to satisfying five criteria.

6.5 The application site is well contained within existing and proposed boundaries and adjoins the domestic curtilages of other dwellings within the development now known as Ridge Close. Scotby has a high level of services which consist of a public house, village hall, school and church. Accordingly, Scotby is a sustainable location, therefore, the principle for the development of the site for housing is remains consistent with the objectives of the NPPF and Policy HO2 of the local plan.

- 6.6 In overall terms, the application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside. The development of a split-level dwelling is of an appropriate scale for the village to accommodate and would not be considered a threat to the delivery of the local plan's spatial strategy. Any perceived visual impact the proposal would be mitigated as the dwelling would be set down within the sloping plot, be viewed against the backdrop of other dwellings within the development and through the implementation of a landscaping scheme. Compliance with other criteria within Policy HO2 of the local plan will be discussed in the relevant sections below.
- 6.7 In light of the foregoing, the site for housing remains consistent with both the NPPF and local plan, therefore, the principle of development is acceptable.

## **2. Impact Of The Proposal On The Character Of The Area**

- 6.8 Planning policies seek to ensure that proposals for development in the rural area conserve and enhance the special features and diversity of the different landscape character areas. Development proposals are expected to incorporate high standards of design including regard to siting, scale and landscaping which respect and, where possible, should enhance the distinctive character of the landscape.
- 6.9 The application seeks full planning permission for the erection of a dwelling within a development site, now known as Ridge Close, which has planning permission for the erection of 3no. dwellings. Number 1 Ridge Close has been completed and is now occupied, Plot 3 is currently under construction with Plot 2 yet to be commenced.
- 6.10 The submitted drawings illustrate a detached split-level property set down into the sloping topography of the land. As highlighted earlier in the report, an application for the erection of 5 dwellings on part of the application site was dismissed by the Planning Inspectorate earlier this year. The Inspector found that one of the main issues centred on: the effect of the proposal on the character and appearance of the area. The Inspector highlighted that: "*... dwellings 2, 3 and 4 would sit further away from the existing dwellings and on significantly higher land. Efforts have been made through the split-level design of these dwellings to minimise their height. However, the two storey elevations with gabled concrete roof tiles would be clearly appreciable on entering the village from the south and through the field to the north of number 44. The visual impact would be exacerbated by the massing of these dwellings seen in close relationship to each other and their bulk and scale particularly to western facing elevations. Consequently, the dwellings would be prominent within the wider landscape and the departure from the linear form of development on this part of Broomfallen Road would be emphasised by their massing and elevated position. The existing and proposed planting would not sufficiently mitigate the impact on the character and appearance of the area*". In overall terms, the Inspector found that the development subject of the appeal would: "*... have a detrimental impact on the character and appearance of the area by virtue of the split-level dwellings and their scale,*

*massing and prominent position within the landscape".*

- 6.11 In respect of this application, the proposed dwelling would be located immediately adjacent to Plot 3. The dwelling would be set down into the lower slopes of the land than that of the application dismissed on appeal. The dwelling would be of split-level construction which allows the dwelling to be set down into the topography of the land. The proposed dwelling would be partially screened by Plot 3 together with existing and proposed landscaping, when viewed from the south and by Plot 1 and existing landscaping when viewed from the north. These changes are a direct contrast to the number of dwellings and the two storey elevations which the Inspector found to have a detrimental impact on the character of the area.
- 6.12 In light of the foregoing assessment, the proposal would respond to the local context and would not be disproportionate or obtrusive within the character of the street scene.

### **3. Whether The Scale And Design Of The Dwelling Is Acceptable**

- 6.13 Policies seek to ensure that development proposals are appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policies SP6 and HO2 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing, make use of appropriate materials and detailing and achieve adequate amenity space.
- 6.14 Within the immediate vicinity of the application site there are a range of single and two storey dwellings of differing styles and ages. The proposed dwelling would be of split-level construction to mirror Plot 3 currently under construction with the ground floor of the dwelling set down within the topography of the site.
- 6.15 In overall terms, the scale and massing of the proposed dwelling would respond to the form of existing and proposed dwellings within this part of Broomfallen Road and achieve adequate external space and in-curtilage parking provision. The proposed palette of materials would also respect and reflect those of the adjacent properties. Furthermore, the retention of existing landscaping together with proposed landscaping would also help to soften and blend the proposed dwelling into the landscape.

### **4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.16 Development should be appropriate in terms of quality to that of the surrounding area and do not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. The City Council's SPD 'Achieving Well Designed Housing' provides guidance as to minimum distances between primary windows in order to respect privacy and avoid

overlooking i.e. 12 metres between primary windows and blank gables and 21 metres between primary windows.

- 6.17 The orientation of the proposed dwelling, fronting onto a central access road, would ensure that the minimum distances between primary windows to protect against loss of privacy as outlined in the SPD 'Achieving Well Designed Housing' would be satisfied.
- 6.18 In overall terms, the siting, scale and design of the proposed dwelling would not adversely affect the living conditions of the occupiers of neighbouring properties by virtue of loss of privacy, loss of light or over-dominance. To further protect the residential amenity of the occupiers of neighbouring properties during construction a condition is recommended that would ensure that the development is undertaken in strict accordance with the details contained in the Construction Management Plan discharged under application 19/0225. This document includes details of working practices and construction traffic parking.

## **5. Impact Of The Proposal On Highway Safety**

- 6.19 The dwelling would utilise the same access as that of the existing and proposed dwellings within Ridge Close. Cumbria County Council, as Highways Authority, raises no objections to this current proposal as access to the dwelling proposed is via the existing un-adopted access onto Broomfallen Road with car parking available within the curtilage of the dwelling to accommodate 3 cars. In line with the requirements of the Cumbria Development Design Guide for a 4-bedroom dwelling, 3 car parking spaces are required, therefore, the car parking provision proposed is acceptable. In conclusion, as the access onto the adopted highway network is not being amended from that previously approved and sufficient car parking space is being provided within the curtilage of the site the Highways Authority have no objections to the proposal.

## **6. Methods For The Disposal Of Foul And Surface Water Drainage**

- 6.20 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that enough capacity exists prior to commencement of any development. The submitted application form states that foul drainage would be disposed of via the mains sewer with surface water to a sustainable drainage system, however; no drainage details have been submitted.
- 6.21 Cumbria County Council, as Lead Local Flood Authority (LLFA), has been consulted and advise that the infiltration tests undertaken as part of the planning approval 18/0907 determine that soakaways are a valid method of surface water disposal for the site which is in accordance with hierarchy of drainage options as stated within the Cumbria Development Design Guide. However, the location of the proposed soakaway has not been stated along with the calculations for the sizing of the soakaway to accommodate a 1 in 100 year plus 40% to account for climate change storm event. As the principal of discharge of surface water via a soakaway has previously been

agreed, the LLFA find it acceptable that the location and sizing calculations can be provided at a later stage of the planning process and secured using planning conditions. The recommended pre-commencement conditions would require the submission of a surface water drainage scheme together with a construction surface water management scheme.

- 6.22 A further pre-commencement condition is also recommended, should Members approve the application, ensuring the submission of a foul water drainage scheme.

## **7. Impact Of The Proposal On Biodiversity**

- 6.23 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England it is unlikely that the proposed development would harm protected species or their habitat. To further protect biodiversity and breeding birds, informatics are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

## **8. Impact Of The Proposal On Existing Hedgerows**

- 6.24 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.
- 6.25 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.26 The submitted drawings illustrate that the rear (eastern) boundary of the site would be delineated by a new native species hedge with pockets of landscaping to the front of the property. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape.

## **9. Other Matters**

- 6.27 As highlighted earlier in the report, an application for the erection of 5

dwellings on part of the application site was dismissed by the Planning Inspectorate in February 2019. The Inspector found that one of the main issues centred on: where or not the proposed development would provide for acceptable living conditions for future occupiers with particular regard to refuse collection facilities. The Inspector found that: *"The proposed access to the site is via a shared drive to the side of No 46. The drive would measure approximately 70 metres in length from the boundary with the highway on Broomfallen Road to the top of the turning head which fronts the proposed split-level dwellings. A shared bin collection point is proposed close to the access point off Broomfallen Road. The distance for residents to take their bins for collection would be considerable, particularly for the future occupants of the split-level dwellings who would have a return walk of approximately 140 metres on a steeply sloped site. Taking these factors into account, I conclude that the proposals would not provide convenient refuse collection facilities for future occupiers"*.

- 6.28 In respect of the application now before Members, the weekly refuse collection point for the proposed dwelling would be the same as for the other three properties within Ridge Close. However, the orientation, positioning and the setting down of the dwelling within the topography of the land addresses the concerns of the Planning Inspector in respect of the distance and steepness of the site. Furthermore, the shared use of the bin trolley would also benefit the future occupiers of the proposed dwelling should Members approve the application.
- 6.29 The parish council recommends the deferral of the application until such time that drainage works have been completed along the shared boundary with 1 Ridge Close and 44 Broomfallen Road. These drainage works falls out with the application site; therefore, it would be unreasonable to defer the application on this basis. As highlighted earlier in the report, the LLFA raise no objections to this application subject to the imposition of pre-commencement conditions requiring the submission of a surface water drainage scheme and construction surface water management plan for the application site.
- 6.30 Third parties have also raised objections in respect of the landscaping of 1 Ridge View exacerbating surface water flooding issues. As highlighted above, 1 Ridge View is out with the application site, therefore, this is not a material planning consideration in respect of this application.
- 6.31 A further issue raised is the quality of the submitted details as no dimensions have been annotated on the submitted drawings. The submitted drawings are to scale, therefore, annotated measurements are not necessary.

## **Conclusion**

- 6.32 In overall terms, the principle of residential development on the site remains acceptable under the provisions of the NPPF and the local plan. The application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside. The development of 1no.

dwelling is of an appropriate scale for the village to accommodate and would not be considered a threat to the delivery of the local plan spatial strategy.

- 6.33 The scale, design and massing of the proposed split-level dwelling set down within the topography of the land would be appropriate and would not have a detrimental impact on the occupiers of neighbouring properties through unacceptable overlooking, loss of light or over-dominance. Existing and proposed landscaping together with the proposed palette of materials would also help to soften and blend the proposed dwelling into the landscape, thereby, minimising any perceived visual impact.
- 6.34 In all other aspects, the proposal is compliant with the objectives of the NPPF, PPG and relevant local plan policies. Accordingly, the application is recommended for approval.

## **7. Planning History**

- 7.1 In 2014, outline planning permission was granted for the erection of 3no. dwellings (application reference 13/0950).
- 7.2 In 2017, outline planning permission was granted for erection of 3no. dwellings (renewal of outline permission granted under reference 13/0950 (application reference 17/0617).
- 7.3 In 2018, full planning permission was refused for the demolition of lean to at 46 Broomfallen Road and erection of 5no. dwellings with associated infrastructure (application reference 18/05016). A subsequent appeal was dismissed by the Planning Inspectorate on the 14th February 2019.
- 7.4 In 2019, full planning permission was granted for the erection of 2no. dwellings and associated infrastructure (revised application) (application reference 18/0907).
- 7.5 Also in 2019, an application for the discharge of discharge of conditions 4 (surface water drainage scheme); 5 (carriageway, footways, footpaths, cycleways); 13 (parking of vehicles for construction); 14 (materials); 15 (hard surface finishes) & 16 (construction method statement) of previously approved permission 18/0907 was granted (application reference 19/0225).
- 7.6 Again in 2019, full planning permission was granted for the erection of 1no. dwelling and provision of refuse bin access point (application reference 19/0374).
- 7.7 In 2020, an application for a non material amendment of previously approved application 18/0907 was granted (application reference 20/0072).
- 7.8 Also in 2020, an application for the variation of condition 2 (approved documents) of previously approved application 18/0907 (erection of 2no. dwellings and associated infrastructure) to reposition the dwelling on plot 2 was approved (application 20/0557).

## 8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 21st October 2020;
2. the contamination report received 21st October 2020;
3. plot 4 site plan received 15th December 2020 (Drawing No. 17042-39B);
4. plot 4 site section, elevations, floor plans received 21st October 2020 (Drawing No. 17042-40);
5. plot 4 block plans, location plan received 21st October 2020 (Drawing No. 17042-41);
6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

**Reason:** To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and

drainage systems in accordance with Policy CC4 of the Carlisle District Local Plan 2015-2030.

5. No development approved by this permission shall be commenced until a scheme for the provision of foul water drainage works has been approved in writing by the local planning authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

**Reason:** To ensure a satisfactory means of foul water disposal and in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

6. The dwelling shall not be occupied until the access, turning and parking facilities have been constructed in accordance with the approved plan. The access and turning provision shall be retained and be capable of use thereafter and shall not be removed or altered without the prior consent of the local planning authority.

**Reason:** In the interests of highway safety and in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

7. The development hereby approved shall be undertaken in strict accordance of the Construction Management Plan Rev B (May 2019) approved under planning approval 19/0225

**Reason:** To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

8. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwellings.

**Reason:** To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy GI6 of the

Carlisle District Local Plan 2015-2030.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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**PROPOSED BLOCK PLAN**  
 SCALE 1:500



**EXISTING BLOCK PLAN**  
 SCALE 1:500



**LOCATION PLAN**  
 SCALE 1:1250

PLANNING  
**ARCHITECTS PLUS**

Residential Development  
 46 Brommiallen Road, Scolby  
 Architects:  
 Simpsons The Builders

**Plot 4**  
**Block Plans, Location Plan**  
 Date: 10/20/2011  
 Scale: 1:1250  
 Project: 17042-41A

The Planning & Zoning Department requires that the following information be provided for all applications for a site plan or site section. All information must be submitted in accordance with the applicable provisions of the Municipal Code.

Project No. \_\_\_\_\_

1. Name of Applicant \_\_\_\_\_

2. Name of Property Owner \_\_\_\_\_

3. Name of Consultant \_\_\_\_\_

4. Address of Property \_\_\_\_\_

5. City \_\_\_\_\_

6. State \_\_\_\_\_



PLANNING

# ARCHITECTS PLUS

Residential Development  
 L/R 46 Broomfallen Road, Scotby  
 Simpsons The Builders

Plot 4  
 Site Plan & Site Section

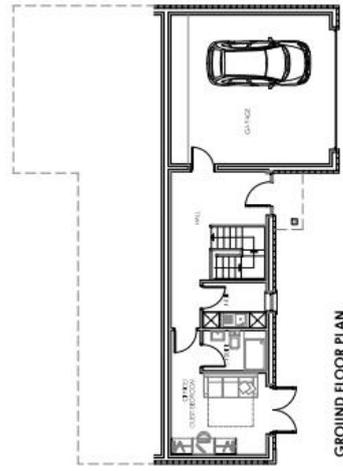
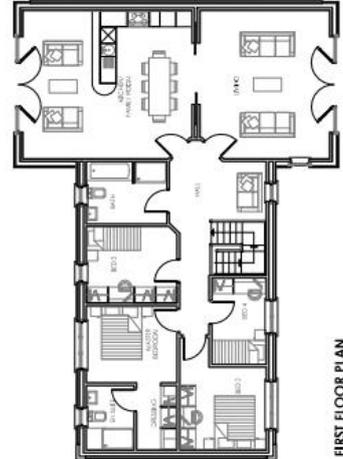
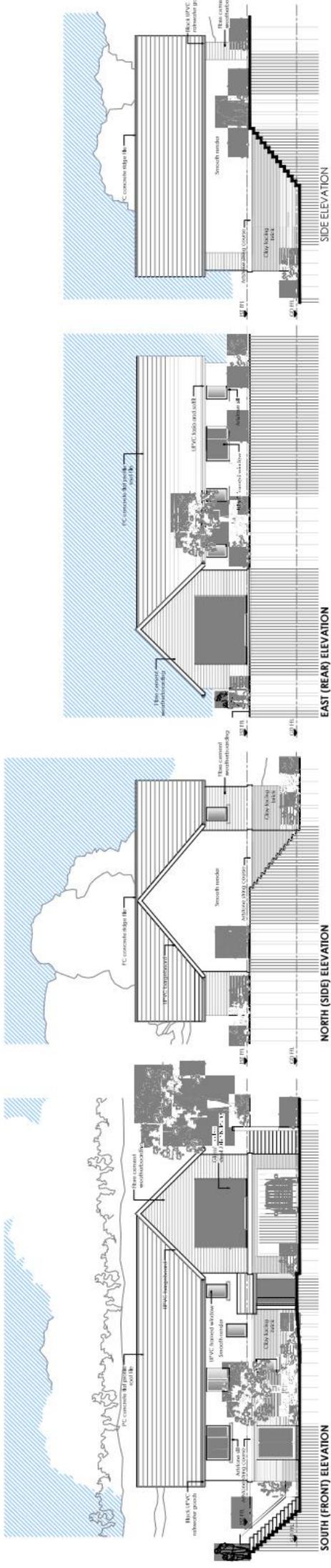
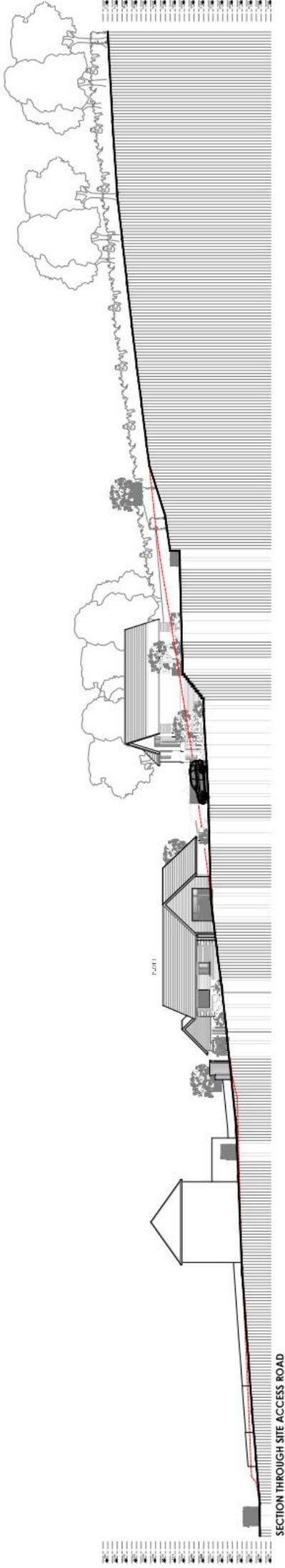
Scale: 1:200  
 Date: 10/20 2011  
 Project No: P11 17042-390

Architects Plus  
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Site Date: 02/20/2017  
 Project: Residential Site



**Notes:**

- 1. Use finishing tasks.
- 2. Use concrete for ground.
- 3. Use concrete for walls.
- 4. Use concrete for roof.
- 5. Use concrete for roof.
- 6. Use concrete for roof.
- 7. Use concrete for roof.
- 8. Use concrete for roof.
- 9. Use concrete for roof.
- 10. Use concrete for roof.

**PLANNING**

# ARCHITECTS PLUS

Residential Development  
 L/R 46 Broomfield Road, Scotby  
 Simpsons The Builders

Plot 4  
 Site Section, Elevations, Floor Plans

Scale	Date	Drawn	Checked
1:200	10/20	BD	PTI
1:100			

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